

# Lloyd's Avenue

London EC3

3,401 sq ft  
Newly refurbished  
offices to let





## Description

10 Lloyd's Avenue is a high-quality office building in the heart of the City. The available 5th floor has recently been refurbished to provide a kitchen, storage and cabling. The reception and lift lobby have also undergone refurbishment.

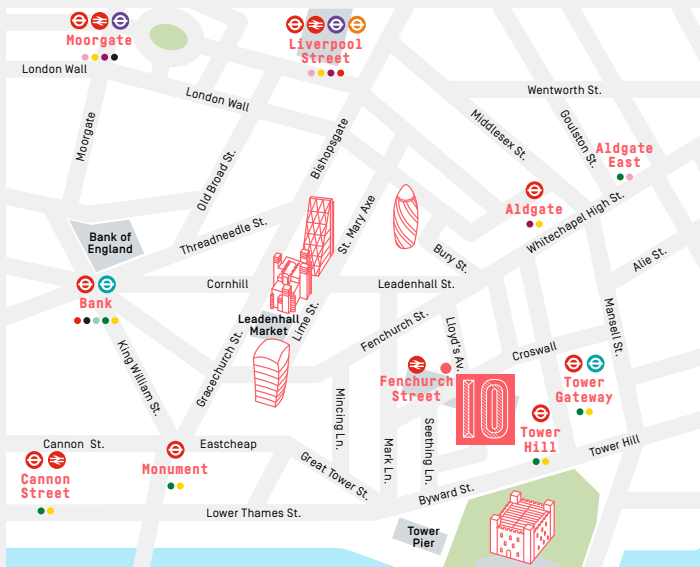
## Amenities

- Fitted out to provide a kitchen, storage and cabling
- Excellent transport links
- Floor to ceiling glazing
- Air conditioning
- Column free floorplate
- 24 hour access and security
- 150mm raised floors
- Car Parking
- Cycle racks and showers
- Commissionaire



## Location

The building occupies a prominent corner site on Lloyd's Avenue and Crutched Friars. Fenchurch Street station is less than a minutes' walk with Tower Hill, Tower Gateway, Aldgate and Monument all in close proximity. Tower of London, St Katharine Dock's and Leadenhall Market offer occupiers a range of amenity and a street food market is hosted 4 days a week at Fenchurch Street station.

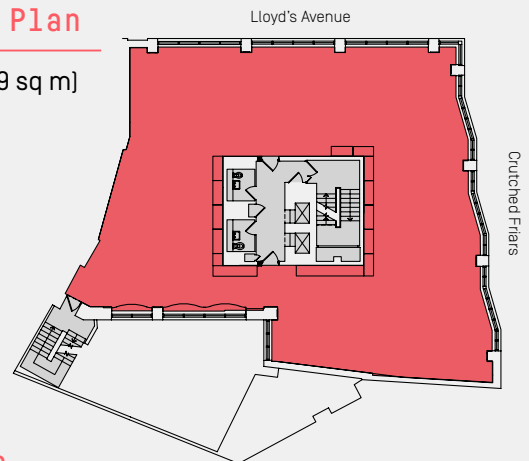


## 5th Floor Plan

3,401 sq ft (315.9 sq m)



For indicative purposes only. Not to scale.



## Walk times

Fenchurch Street		> 1 min walk
Tower Hill		2 min walk
Tower Gateway		2 min walk
Monument		5 min walk
Aldgate		5 min walk
Bank		10 min walk
Liverpool Street		10 min walk

\*Walk times via TFL.

## Viewing

Strictly through joint sole letting agents:

## Terms

Upon request.

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